

Contents

Article 1.	Introductory Provisions.....	1-1
30-1-1	Title.....	1-1
30-1-2	Effective Date	1-1
30-1-3	Purpose	1-1
30-1-4	Relationship to Comprehensive Plan	1-2
30-1-5	Jurisdiction	1-2
30-1-6	Authority	1-2
30-1-7	General Rules of Interpretation	1-2
30-1-8	Conflicting Provisions	1-4
30-1-9	Compliance.....	1-5
30-1-10	Official Zoning Map Established	1-5
30-1-11	Annexation	1-6
30-1-12	Transitional Provisions	1-6
30-1-13	Severability.....	1-7
Article 2.	Nonconformities	2-1
30-2-1	General.....	2-1
30-2-2	Nonconforming Lot of Record.....	2-2
30-2-3	Nonconforming Use	2-2
30-2-4	Nonconforming Structures.....	2-4
30-2-5	Nonconforming Signs	2-5
Article 3.	Administration.....	3-1
30-3-1	General.....	3-1
30-3-2	City Council.....	3-3
30-3-3	Planning Board	3-4
30-3-4	Technical Review Committee	3-5
30-3-5	Design Review Team	3-6
30-3-6	Zoning Commission	3-7
30-3-7	Board of Adjustment.....	3-8
30-3-8	Historic Preservation Commission	3-9
30-3-9	Guilford County Joint Historic Preservation Commission	3-11
30-3-10	Advisory Commission on Trees (ACT).....	3-14
30-3-11	Redevelopment Commission	3-16
30-3-12	Planning and Community Development Director	3-16
30-3-13	Floodplain Administrator	3-17
30-3-14	Property Owners Review Team (PORT).....	3-19
30-3-15	Other Departments	3-20
30-3-16	Summary of Review and Decision-making Authority	3-20
Article 4.	Review and Approval Procedures.....	4-1
30-4-1	Common Review Procedures	4-1
30-4-2	Ordinance Interpretation	4-6
30-4-3	Comprehensive Plan Amendments.....	4-7
30-4-4	Ordinance Text Amendments	4-8
30-4-5	Zoning Map Amendments–All Zoning Districts.....	4-10
30-4-6	Zoning Map Amendments–Planned Unit Development Districts	4-20
30-4-7	Zoning Map Amendments–Traditional Neighborhood Development Districts	4-22
30-4-8	Zoning Map Amendments–Overlay Zoning Districts.....	4-25
30-4-9	Establishment of Original Zoning	4-33

30-4-10	Special Use Permits.....	4-33
30-4-11	Modifications.....	4-36
30-4-12	Local Historic District Overlays and Landmarks.....	4-42
30-4-13	Variances.....	4-55
30-4-14	Special Exceptions.....	4-59
30-4-15	Plot Plans and Site Plans.....	4-60
30-4-16	Construction and Utility Plans.....	4-67
30-4-17	Subdivision.....	4-68
30-4-18	Improvements Required.....	4-73
30-4-19	Completion of Improvements.....	4-73
30-4-20	Performance Guarantees.....	4-74
30-4-21	Oversizing and Extension of Improvements.....	4-75
30-4-22	Street, Alley and Walkway Closings.....	4-76
30-4-23	Street Name Changes.....	4-76
30-4-24	Withdrawal of Dedications.....	4-76
30-4-25	Site Specific Development Plans.....	4-76
30-4-26	Permits and Certificates.....	4-79
30-4-27	Appeal of Zoning Administrative Decision.....	4-91
30-4-28	Appeal of Tree Conservation Administrative Decision.....	4-93
Article 5.	Enforcement.....	5-1
30-5-1	Violations.....	5-1
30-5-2	Inspections and Investigations.....	5-2
30-5-3	Enforcement Procedure.....	5-2
30-5-4	Remedies.....	5-3
30-5-5	Assessment of Civil Penalties.....	5-5
Article 6.	Zoning Districts.....	6-1
30-6-1	Establishment of Districts.....	6-1
30-6-2	Residential District Intent Statements.....	6-2
30-6-3	Mixed Use District Intent Statements.....	6-4
30-6-4	Public and Institutional District Intent Statements.....	6-4
30-6-5	Commercial District Intent Statements.....	6-5
30-6-6	Industrial District Intent Statements.....	6-5
30-6-7	Special District Intent Statements.....	6-6
30-6-8	Conditional District Intent Statement.....	6-7
30-6-9	Overlay District Intent Statements.....	6-7
Article 7.	District Standards.....	7-1
30-7-1	Measurements and Computation.....	7-1
30-7-2	Housing Types.....	7-9
30-7-3	Residential Zoning Districts.....	7-10
30-7-4	Mixed Use Zoning Districts.....	7-29
30-7-5	Commercial, Public and Institutional Districts.....	7-35
30-7-6	Industrial Zoning Districts.....	7-37
30-7-7	Special Districts.....	7-38
30-7-8	Overlay Zoning Districts.....	7-47
Article 8.	District Use Requirements.....	8-1
30-8-1	Permitted Use Table.....	8-1
30-8-2	Prohibited Uses.....	8-10
30-8-3	Use Categories Generally.....	8-10

30-8-4	Agricultural Use Group.....	8-12
30-8-5	Residential Use Group.....	8-12
30-8-6	Public and Civic Use Group.....	8-13
30-8-7	Recreational Use Group	8-18
30-8-8	Commercial Use Group	8-20
30-8-9	Industrial Use Group	8-26
30-8-10	Additional Use Standards	8-31
30-8-11	Accessory Uses and Structures.....	8-62
30-8-12	Temporary Use Standards.....	8-70
Article 9.	General Development Standards.....	9-1
30-9-1	Principal Buildings per Lot.....	9-1
30-9-2	Integrated Multiple Use Developments.....	9-1
30-9-3	Street Access	9-2
30-9-4	Fences and Walls.....	9-4
30-9-5	Outdoor Display and Storage	9-8
30-9-6	Outdoor Lighting	9-11
30-9-7	Solid Waste Collection Facilities.....	9-12
30-9-8	Street Naming and Addressing.....	9-15
30-9-9	Transit Facilities.....	9-16
30-9-10	Sidewalks.....	9-17
Article 10.	Landscaping	10-1
30-10-1	General.....	10-1
30-10-2	Multi-family and Nonresidential Landscaping Requirements	10-2
30-10-3	Urban Landscaping Requirements	10-9
30-10-4	Material, Design, Installation and Maintenance	10-11
30-10-5	Alternate Methods of Compliance.....	10-15
Article 11.	Off-Street Parking and Loading.....	11-1
30-11-1	Scope and Purpose.....	11-1
30-11-2	Applicability.....	11-1
30-11-3	Compliance Required	11-2
30-11-4	Exemptions and Reductions.....	11-2
30-11-5	Parking Ratios.....	11-3
30-11-6	Calculations.....	11-5
30-11-7	Vehicle Stacking for Uses with Drive-through Facilities.....	11-6
30-11-8	Short-Term Bicycle Parking	11-6
30-11-9	Use of Required Parking Areas.....	11-7
30-11-10	Location of Parking Areas.....	11-7
30-11-11	Parking for Single-family and Duplex Dwellings	11-8
30-11-12	Parking Area Design	11-8
30-11-13	Alternative Compliance Parking Plans.....	11-11
30-11-14	Off-Street Loading Facilities	11-13
Article 12.	Natural Resources	12-1
30-12-1	Tree Conservation	12-1
30-12-2	Flood Damage Prevention	12-8
30-12-3	Water Supply Watershed and Other Watershed Districts	12-20
30-12-4	Watershed Critical Areas (WCA)	12-42
30-12-5	General Watershed Areas (GWA) And Other Watershed Districts	12-49
30-12-6	Soil Erosion and Sedimentation Control	12-52

30-12-7	Stormwater Management	12-61
30-12-8	Open Space	12-80
Article 13.	Subdivision Standards.....	13-1
30-13-1	Purpose.....	13-1
30-13-2	Streets.....	13-1
30-13-3	Lots	13-8
30-13-4	Utilities.....	13-10
30-13-5	Engineered Stormwater Controls	13-12
30-13-6	Sites for Public Use	13-14
30-13-7	Monuments	13-14
30-13-8	Condominium Development.....	13-14
30-13-9	Owners’ Associations.....	13-14
30-13-10	Conversion of Nonconforming Development.....	13-18
Article 14.	Sign Regulations	14-1
30-14-1	Purpose.....	14-1
30-14-2	Substitution of Messages.....	14-1
30-14-3	Applicability	14-2
30-14-4	Prohibited Signs and Prohibited Sign Characteristics	14-2
30-14-5	Signs Exempt from Regulation.....	14-3
30-14-6	Signs Allowed Without a Permit	14-3
30-14-7	Signs that Require a Permit	14-8
30-14-8	Electronic Message Boards	14-14
30-14-9	Outdoor Advertising Signs (Billboards).....	14-15
30-14-10	Temporary Signs Requiring a Permit	14-17
30-14-11	Master Sign Plans and Common Sign Plans	14-19
30-14-12	Design, Construction, and Maintenance	14-20
30-14-13	Removal of Signs.....	14-21
30-14-14	Variances	14-22
30-14-15	Replacement Signs for Nonconforming Uses	14-22
30-14-16	Rules of Measurement.....	14-22
Article 15.	Definitions.....	15-1
30-15-1	General	15-1
30-15-2	Terms Beginning with “A”	15-1
30-15-3	Terms Beginning with “B”	15-5
30-15-4	Terms Beginning with “C”	15-7
30-15-5	Terms Beginning with “D”.....	15-9
30-15-6	Terms Beginning with “E”	15-12
30-15-7	Terms Beginning with “F”	15-13
30-15-8	Terms Beginning with “G”	15-16
30-15-9	Terms Beginning with “H”	15-17
30-15-10	Terms Beginning with “I”	15-19
30-15-11	Terms Beginning with “J” and “K”	15-20
30-15-12	Terms Beginning with “L”	15-20
30-15-13	Terms Beginning with “M”.....	15-22
30-15-14	Terms Beginning with “N”	15-25
30-15-15	Terms Beginning with “O”	15-27
30-15-16	Terms Beginning with “P”	15-27
30-15-17	Terms Beginning with “Q” and “R”	15-32
30-15-18	Terms Beginning with “S”	15-35

30-15-19	Terms Beginning with "T"	15-46
30-15-20	Terms Beginning with "U" and "V"	15-48
30-15-21	Terms Beginning with "W" and "X"	15-49
30-15-22	Terms Beginning with "Y" and "Z"	15-50
Index	Index 1

